

Meeting Structure

1. Please sign in with County Staff
2. Presentations will be given by County Staff and by the applicant's representative
3. Please hold questions until the presentations have concluded





Old Heritage Corporation Rezoning

Intersection of Franklin Road and Crossbow Circle
and 5259 Crossbow Circle



Community Meeting
February 13, 2013

Timeline

- ▶ 2/3/2012: **C-2 Rezoning Application Submitted with Traffic Impact Analysis**
 - ▶ 3/6/2012: VDOT Comments on Traffic Impact Analysis
 - ▶ 3/8/2012: **Community Meeting held at Administration Center**
 - ▶ 8/1/2012: Revised Traffic Impact Analysis Submitted
 - ▶ 8/28/2012: **VDOT Concurrence with revised Traffic Impact Analysis;**
Roanoke County Comments
 - ▶ 1/2/2013: Revised Conceptual Plan Submitted
 - ▶ 1/16/2013: **Revised C-1 Rezoning Application Submitted**
 - ▶ 2/8/2013: Roanoke County Comments
 - ▶ 2/12/2013: Revised Conceptual Plan and Cross Sections Submitted
 - ▶ 2/13/2013: **Community Meeting held at South County Library**
-
- ▶ **3/5/2013: *Planning Commission Public Hearing 7 p.m.***
 - ▶ **3/26/2013: *Board of Supervisors Public Hearing 7 p.m.***
-



Current Request

- ▶ Rezone 1.880 acres (portions of two parcels) from R-1, Low Density Residential District to C-1C, Office District with proffered conditions
- ▶ What are proffered conditions or proffers?
 - ▶ Proffers are voluntarily offered by the property owner to mitigate impacts on adjacent property
- ▶ Proposed Use: Office Building (12,000 sf)



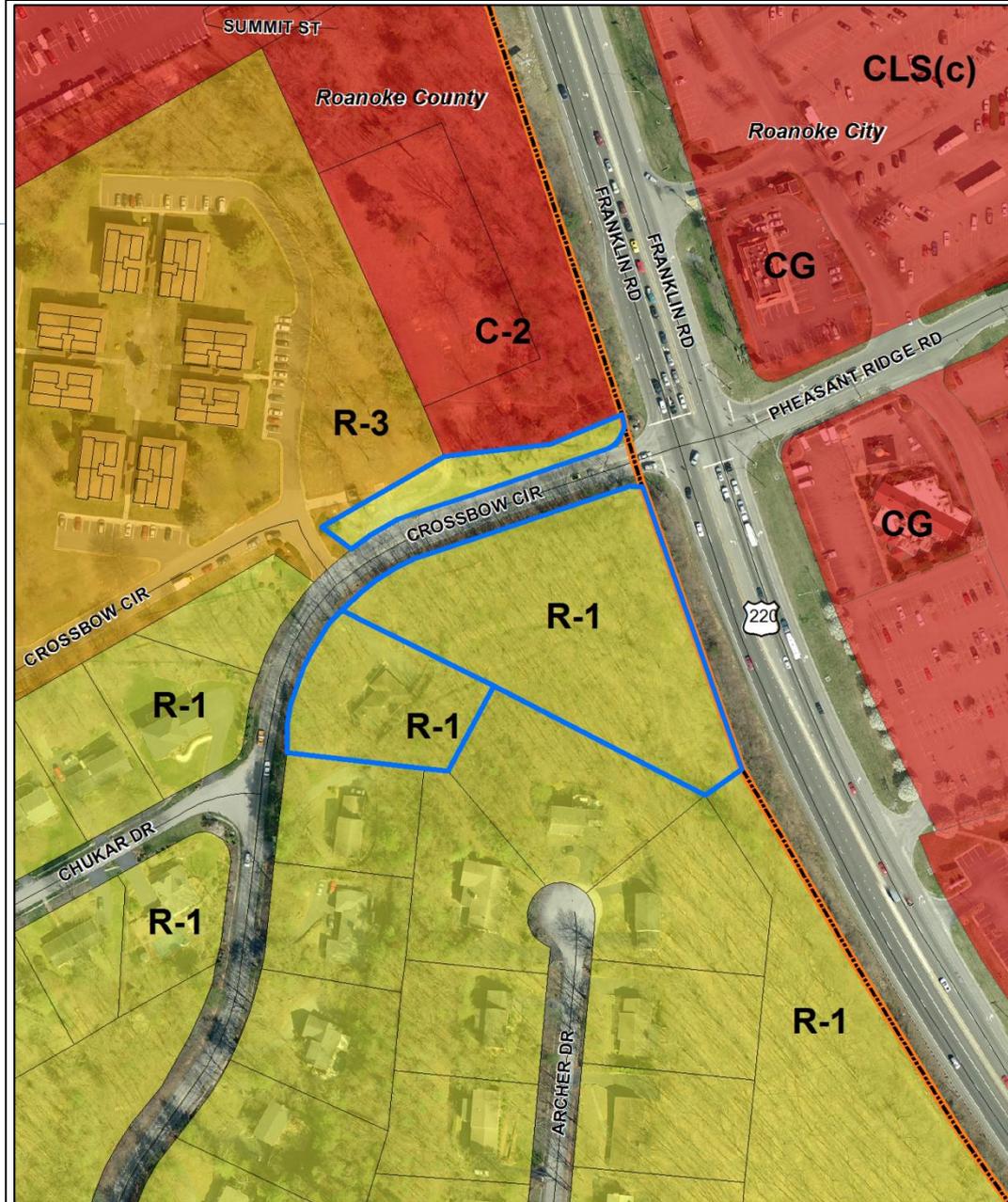
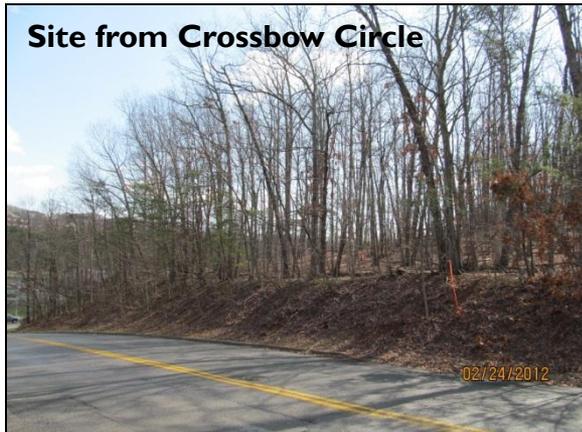
Previous Request

- ▶ Rezone to C-2C, General Commercial District, with proffered conditions
- ▶ Proposed Use: Retail/Office with drive-thru (12,000 sf)



Zoning

- ▶ Both parcels zoned R-1, Low Density Residential



Old Heritage Corp. Zoning

Date: February 24, 2012

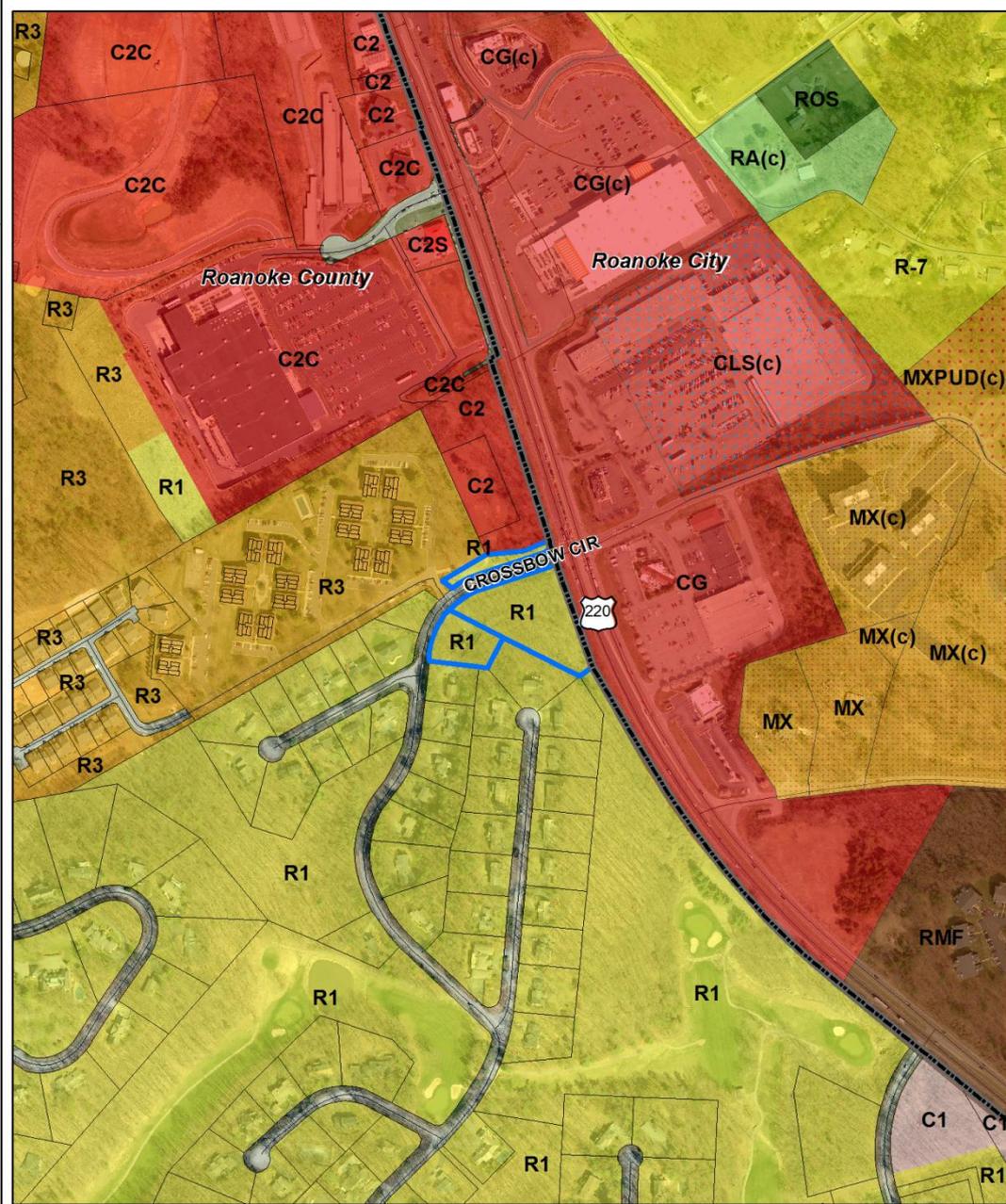
Scale: 1 inch = 150 feet



Roanoke County
Department of Community Development
5204 Bernard Drive
Roanoke, Virginia 24018
(540) 772-2665

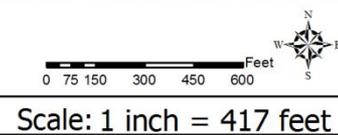
Zoning

- ▶ Vicinity includes:
 - ▶ Single-Family Residential
 - ▶ Multifamily Residential
 - ▶ General Commercial



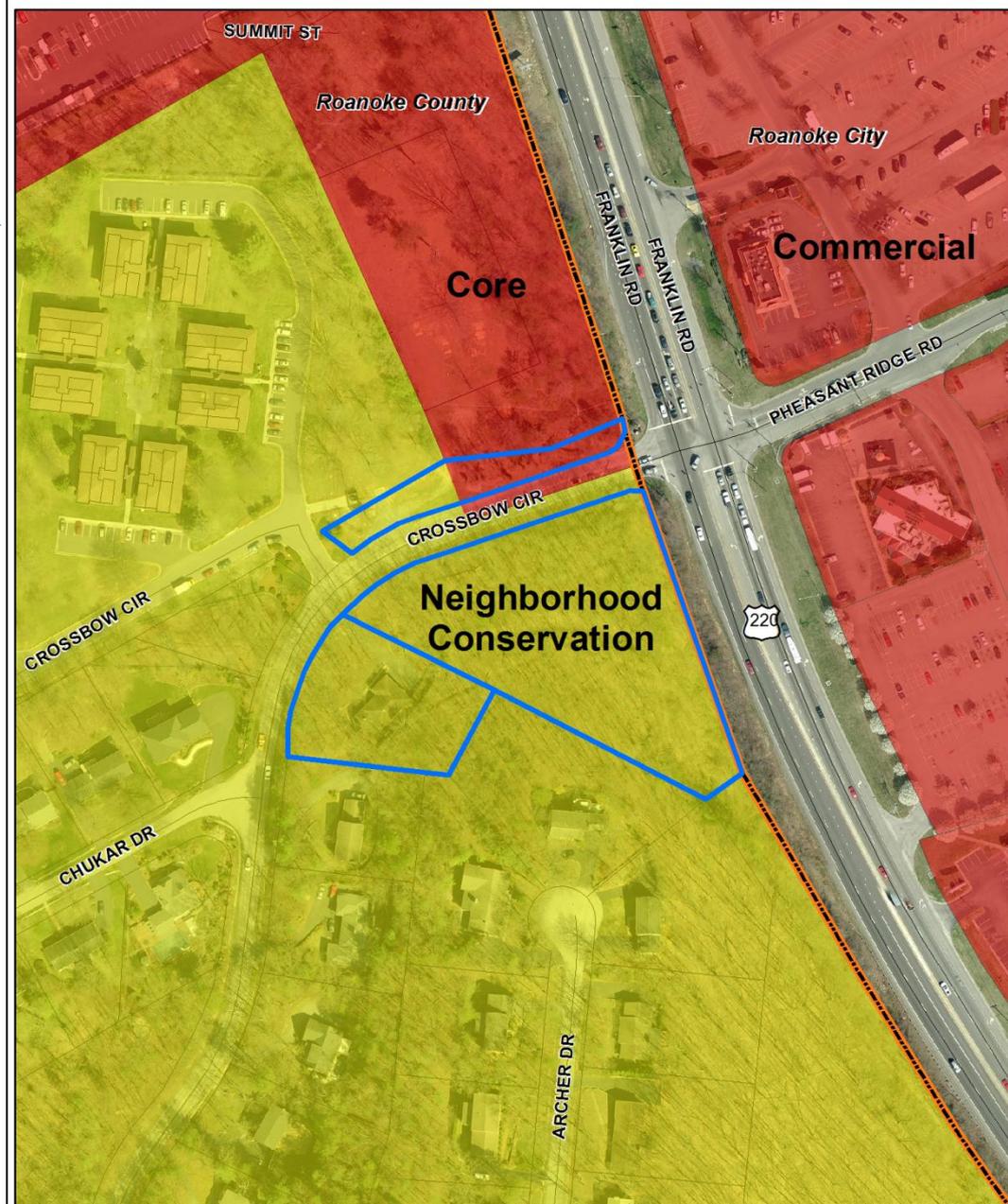
Old Heritage Corp. Zoning

Date: February 27, 2012



Future Land Use

- ▶ Primarily **Neighborhood Conservation** which is appropriate for established single-family neighborhoods;
- ▶ Portion of landhooked parcel (not part of rezoning request) designated **Core** which is appropriate for high-intensity urban development.



Old Heritage Corp. Future Land Use

0 25 50 100 150 200 Feet



Date: February 27, 2012

Scale: 1 inch = 150 feet



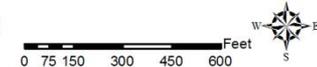
Roanoke County
Department of Community Development
5204 Bernard Drive
Roanoke, Virginia 24018
(540) 772-2025

Future Land Use

- ▶ Vicinity includes:
 - ▶ Neighborhood Conservation
 - ▶ Development
 - ▶ Core/Commercial
 - ▶ Mixed/Multifamily Residential
- ▶ Why is Future Land Use important?
 - ▶ Adopted by the Board of Supervisors as part of the Comprehensive Plan
 - ▶ Guide for the future growth of the county



Old Heritage Corp. Future Land Use



Date: February 27, 2012

Scale: 1 inch = 417 feet



Concept Plan

CONCEPTUAL PLAN

FOR
SOUTHWEST CORNER OF U.S. 220 & CROSSBOW CIRCLE
PREPARED FOR
OLD HERITAGE CORPORATION
CAVE SPRING MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

SITE AND ZONING TABULATIONS

TAX MAP NO.: A PORTION OF 088.05-01-01.00 & A PORTION OF 087.08-02-04.00
CURRENT ZONING: R-1 (LOW DENSITY RESIDENTIAL DISTRICT)
PROPOSED ZONING: C-1 (OFFICE DISTRICT), ON 088.05-01-01.00 & A PORTION OF 087.08-02-04.00
PROPOSED USE: OFFICE
SITE ACREAGE: 1.784 AC PORTION OF 088.05-01-01.00 (0.315 AC NOT INCLUDED) & A PORTION OF 087.08-02-04.00 (0.605 AC NOT INCLUDED)
1.880 ACRES TOTAL TO BE REZONED
MINIMUM LOT AREA REQUIRED: 15,000 S.F.
MINIMUM FRONTAGE REQUIRED: 75'
MINIMUM REQUIRED SETBACKS:
FRONT: 30'
REAR: 15'
SIDE YARD: NONE
MAXIMUM HEIGHT ALLOWED: 45', WHEN ADJOINING R-1.
PROPOSED MAXIMUM HEIGHT: 40'
MAXIMUM BUILDING COVERAGE: 50%

OFF-STREET PARKING REQUIRED (GENERAL OFFICE EXAMPLE):
3 SPACES / 1,000 SF (12,000 SF) = 36 SPACES REQUIRED
42 SPACES SHOWN

SITE CANOPY REQUIREMENT: 35% CROWN COVERAGE
PROJECT AREA: 1.88 AC = 81,893 SF
LESS AREA TO BE PRESERVED (10,200 SF) = 71,693 SF
35% CROWN COVERAGE REQUIRED = 25,093 SF
16 LARGE DECIDUOUS TREES AND 20 LARGE EVERGREEN TREES IN REQUIRED BUFFER YARDS (1,250 SF AND 500 SF RESPECTIVELY) = 30,000 SF



SURVEY/BASE INFORMATION:
Source of the drawing base is from a combination of a topographic and boundary survey performed by Lumsden Associates, PC in October of 2011 and field sight distance check in July of 2011. A portion of the sanitary sewer location obtained from WVWA GIS imagery, and 20' sanitary sewer easement is assumed, but not verified by records.



LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA

4664 BRAMBLETON AVENUE
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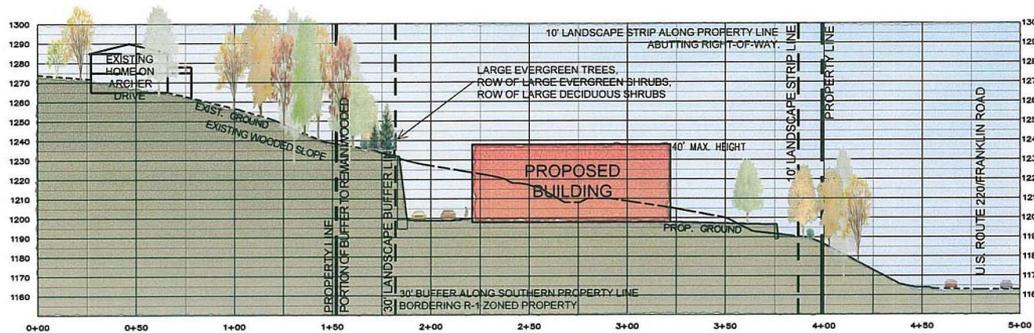
DATE:	February 8, 2013
COMM. NO.:	11-151
SCALE:	1" = 60'

SHEET 1 OF 1

Cross Sections

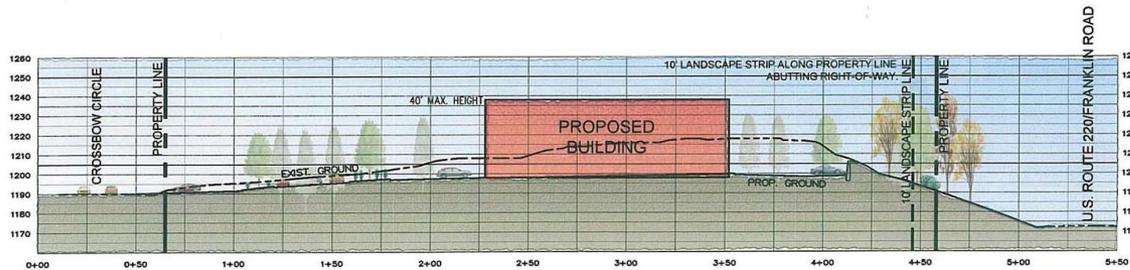
ILLUSTRATIVE CROSS SECTIONS
 FOR
 SOUTHWEST CORNER OF U.S. 220 & CROSSBOW CIRCLE
 PREPARED FOR
 OLD HERITAGE CORPORATION
 CAVE SPRING MAGISTERIAL DISTRICT
 ROANOKE COUNTY, VIRGINIA

SECTION B



- C-1 TO R-1 ZONING (TYPE B BUFFER REQUIRED)
 TYPE B BUFFER - OPTION 1 (ILLUSTRATED)
 30' WIDE BUFFER
- ONE ROW OF LARGE EVERGREEN TREES WITH 5 TREES PLANTED PER EVERY 100 L.F. (LARGE EVERGREEN TREES MIN. 6'-8" HEIGHT AT PLANTING AND 30' MIN. FINAL HEIGHT.) EXISTING VEGETATION WILL BE PRESERVED AS MUCH AS DEVELOPMENT ALLOWS.
 - ONE ROW OF LARGE EVERGREEN SHRUBS (16-18 PER 100 L.F.) AND ONE ROW OF LARGE DECIDUOUS SHRUBS (22-24 PER 100 L.F.) (LARGE SHRUBS MIN. 24" HEIGHT AT PLANTING AND 5' MIN. FINAL HEIGHT.)

SECTION A



NOTE:
 THE PROPOSED BUILDING ILLUSTRATION REPRESENTS BUILDING MASS ONLY. THE APPLICANT PROFFERS THAT A FLAT ROOF WILL NOT BE PROPOSED FOR A PRINCIPAL STRUCTURE ON THIS SITE.



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 E-MAIL: MAIL@LUMSDENPC.COM

DATE: February 08, 2013
 COMM. NO.: 11-151
 SCALE: HORIZONTAL AND VERTICAL: 1"=60'

Existing Structure

5259 Crossbow Circle

- Residential dwelling
- Owned by Old Heritage Corporation



Vacant Site



Vacant Site

Crossbow Circle



Site from Crossbow Circle



5259 Crossbow
Circle Driveway

Quail Valley /
Quail Ridge
Entrance

02/24/2012

Next Steps

- ▶ Planning Commission Public Hearing:
 - ▶ March 5, 2013, at 7 p.m.
- ▶ Board of Supervisors Public Hearing:
 - ▶ March 26, 2013, at 7 p.m.
- ▶ See the Planning Commission webpage for more information and for updates:
www.roanokecountyva.gov/PC
- ▶ Include your email address on the sign-in sheet to receive the *Old Heritage Rezoning Update* e-mails

Old Heritage Corporation Rezoning Update

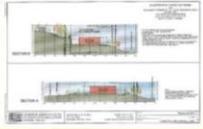
February 13, 2013

Greetings!

A [letter](#), [revised Conceptual Plan and Revised Cross Sections](#) were submitted in response to the [County comments](#) sent to the Old Heritage Corporation petitioner last week.



Old Heritage Revised Concept Plan
[\(click for PDF\)](#)



Old Heritage Revised Cross Sections
[\(click for PDF\)](#)

Community Meeting Tonight

Wednesday, February 13, 2013, at 6:30 p.m.
South County Library Auditorium
6303 Merriman Road

Please see the [Community Meeting Notice](#) for more information.

Public Hearings

First Floor Board Meeting Room of the Roanoke County Administration Center (5204 Bernard Drive):

Planning Commission - March 5, 2013, at 7 p.m.
Board of Supervisors - March 26, 2013, at 7 p.m.

For More Information

The original application materials, Traffic Impact Analysis, first Community Meeting information and more is available on the [Planning Commission](#) webpage.

For more information or to be added to the *Old Heritage Corp. Rezoning Update* email list please contact:

Megan Cronise, Principal Planner

Email: mcronise@roanokecountyva.gov
Phone: (540) 772-2068 ext. 282
Address: 5204 Bernard Drive, Second Floor
Roanoke, Virginia 24018

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Questions

